

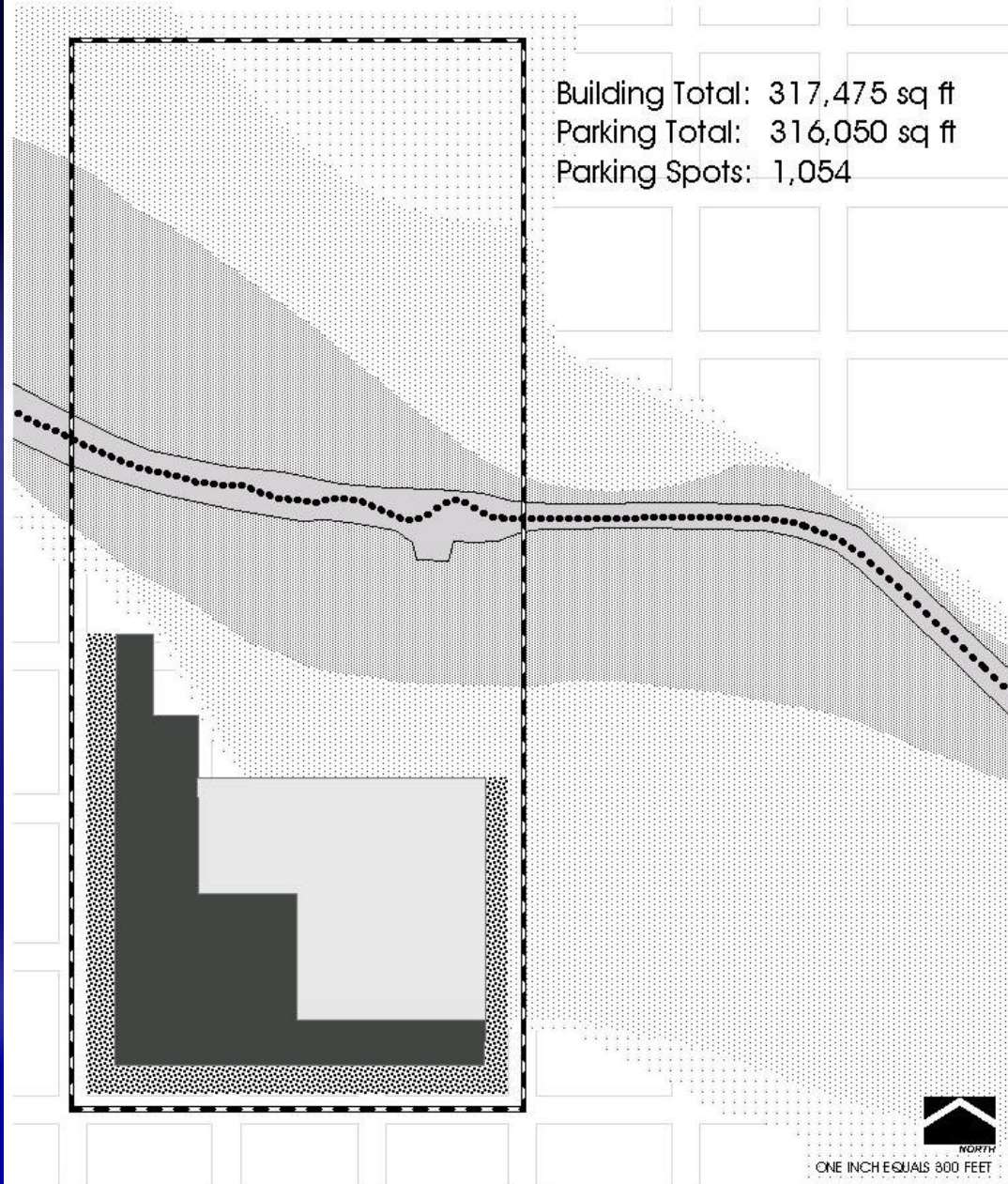
Commercial No Net Rise / Compensatory Storage

- ◆ 22.8 Acres of Developable Land
- ◆ Allows fill in floodplain if a no net rise is demonstrated
 - ◆ Must compensate for fill by providing equal amount of storage
- ◆ Maintains floodplain storage
- ◆ Preserves Riparian Area



Commercial Planned Unit Development (PUD)

- ◆ 14.5 Acres of Developable Land
- ◆ No Development in Floodplain



COMMERCIAL
PLANNED UNIT DEVELOPMENT (PUD)

Lincoln Alternative Floodplain
OCTOBER 18, 2002

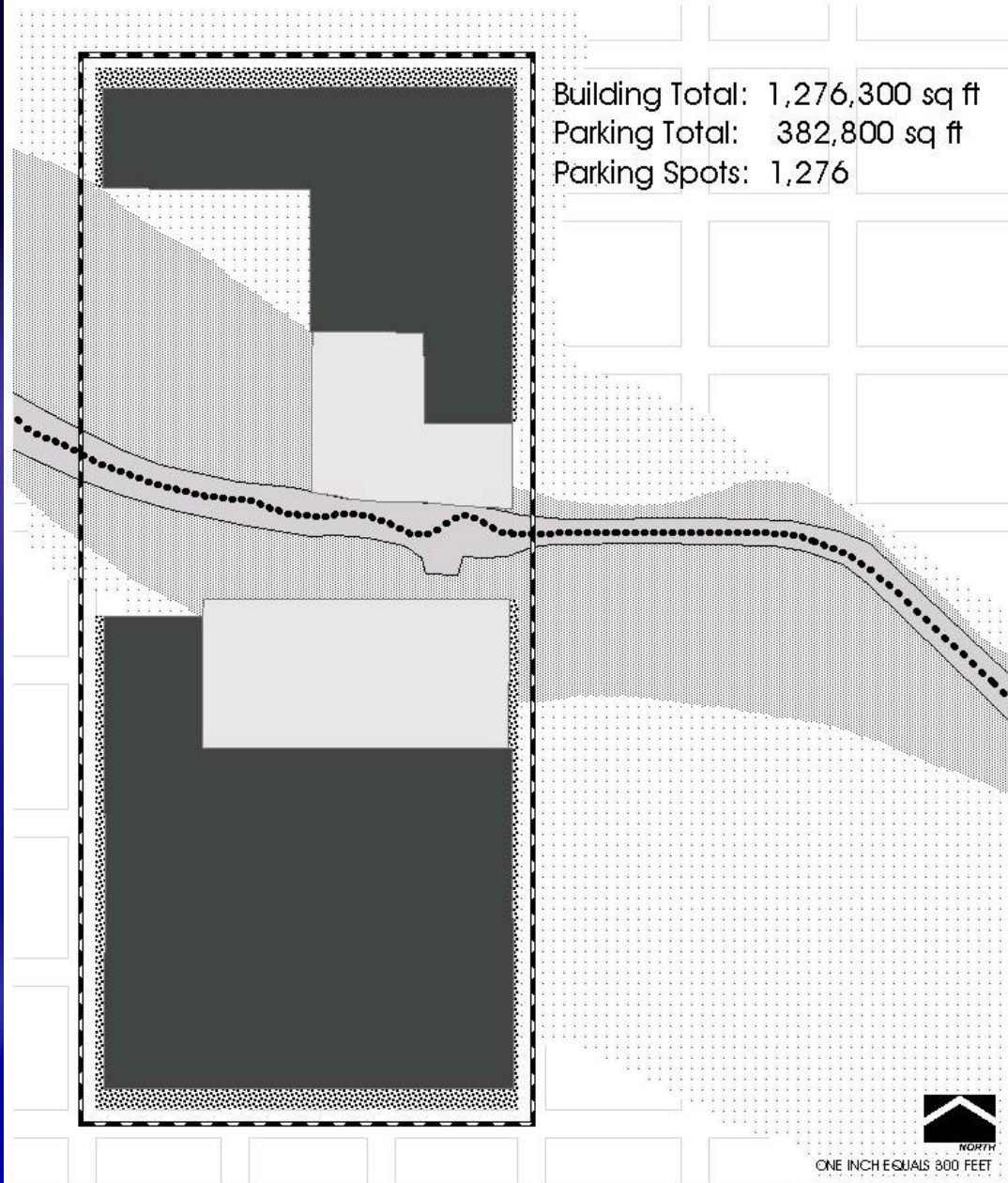
- | | |
|-----------------|---------------------------|
| ■ Parking Lot | Stream |
| ■ Building | ▨ 1' Rise Floodway |
| ▨ 50' Setback | ▨ 1/2' Rise Floodway |
| ■ Creek Channel | 100 Year Floodplain |
| — Study Area | |

Commercial Development Costs

Floodplain Management Alternative	Developable Land (ac)	Percent Difference
1-ft Rise Floodway	43.5	Base
½-ft Rise Floodway	21.5	+3%
No Net Rise/Compensatory Storage	22.8	+21%
PUD	14.5	6%

Industrial 1' Rise Floodway (Existing Policy)

- ◆ 38.1 Acres of Developable Land
- ◆ Reduces floodplain storage
 - ◆ Increases downstream flow rates
 - ◆ Destroys riparian area



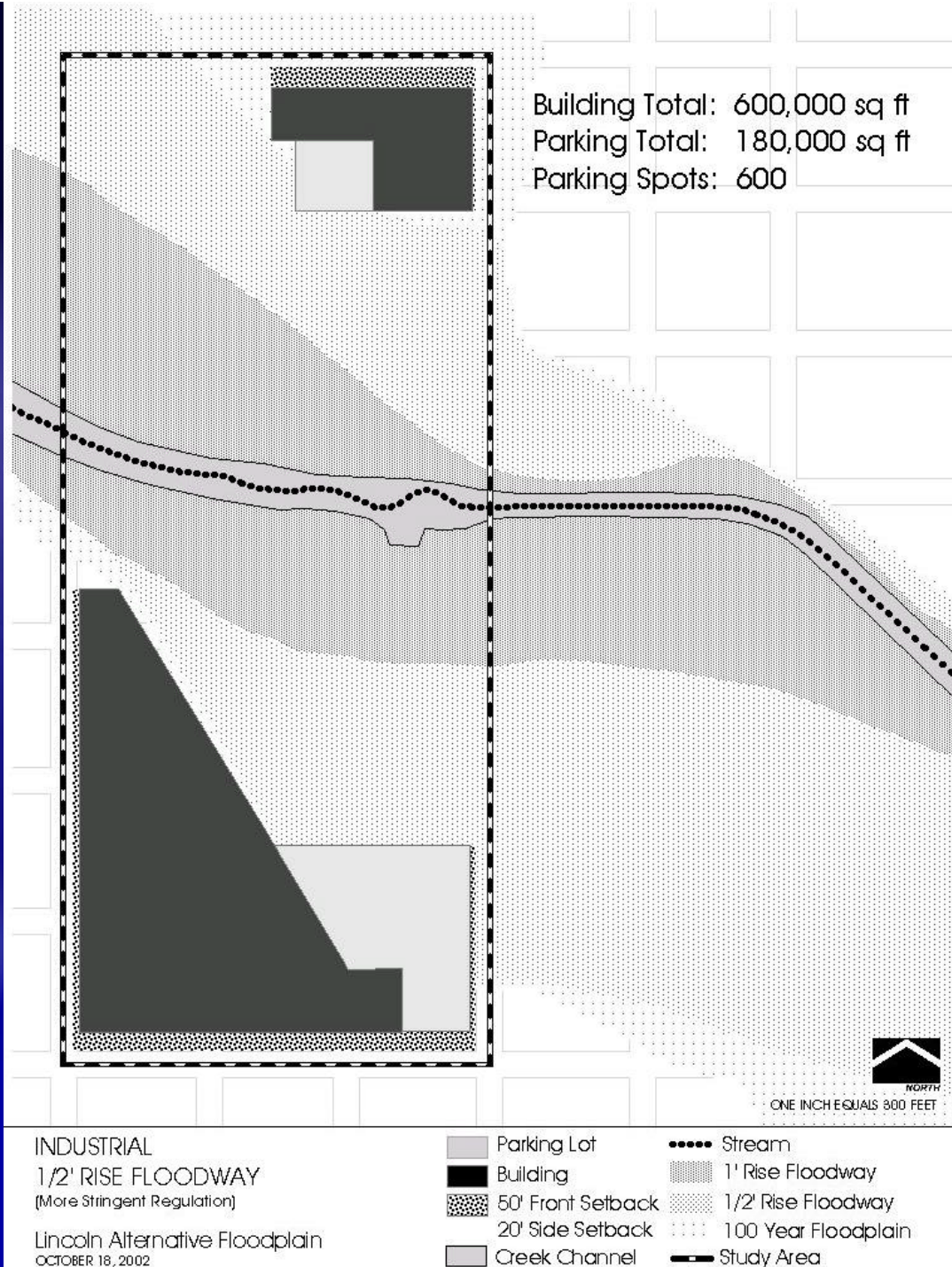
INDUSTRIAL
1' RISE FLOODWAY
(Current City Regulation)

Lincoln Alternative Floodplain
OCTOBER 18, 2002

- | | |
|-------------------|---------------------|
| Parking Lot | Stream |
| Building | 1' Rise Floodway |
| 50' Front Setback | 100 Year Floodplain |
| 20' Side Setback | Study Area |
| Creek Channel | |

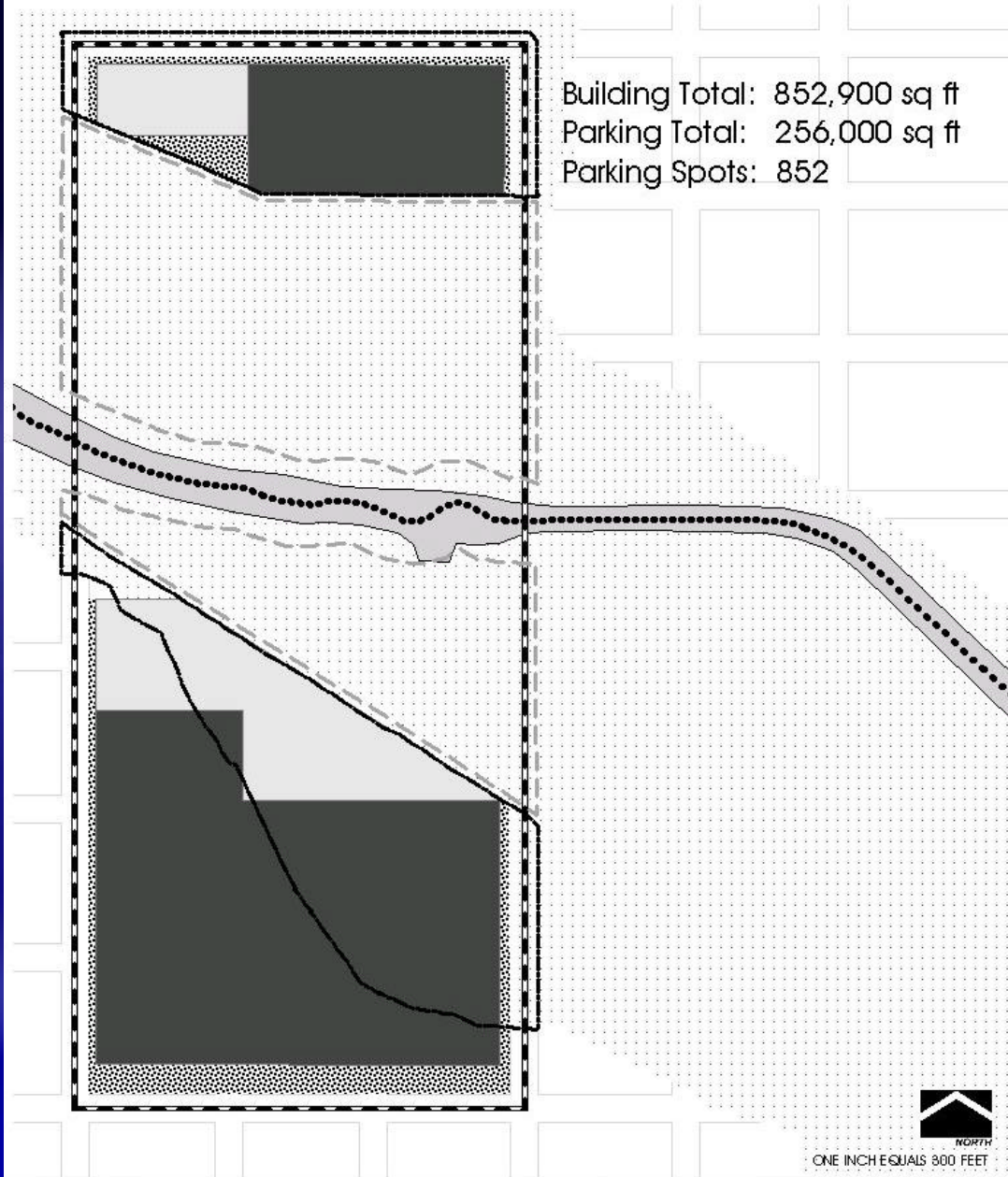
Industrial 1/2' Rise Floodway

- ◆ 17.9 Acres of Developable Land
- ◆ Allows Less Fill in Floodplain than Existing Policy
 - ◆ Reduces floodplain storage
 - ◆ Increases downstream flow rates
- ◆ Maintains riparian buffer



Industrial No Net Rise / Compensatory Storage

- ◆ 25.5 Acres of Developable Land
- ◆ Allows fill in floodplain if a no net rise is demonstrated
 - ◆ Must compensate for fill by providing equal amount of storage
- ◆ Maintains floodplain storage
- ◆ Preserves Riparian Area



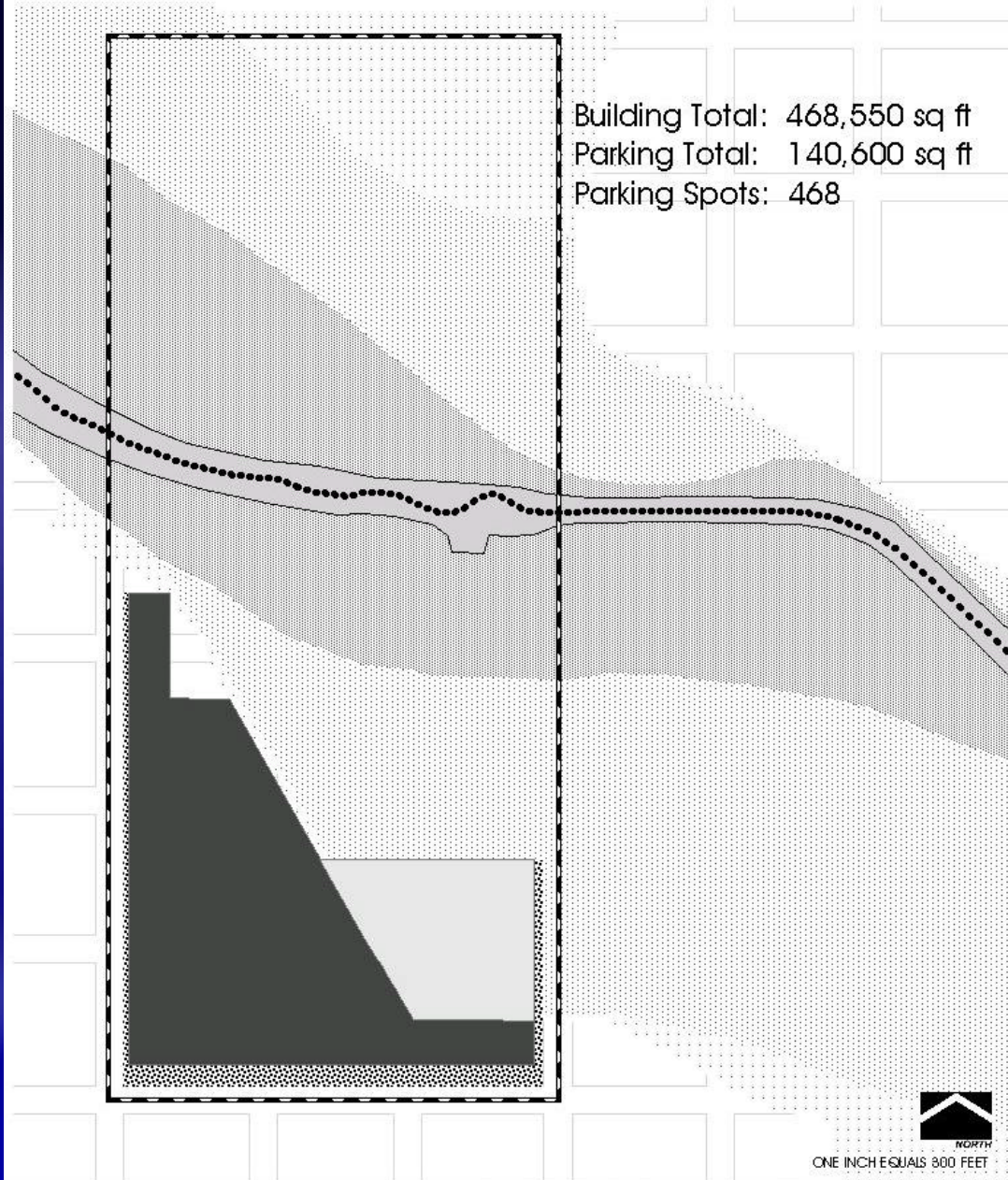
INDUSTRIAL
NO NET RISE/ COMPENSATORY

Lincoln Alternative Floodplain
OCTOBER 18, 2002

- Excavate
- Develop/Fill Area
- Study Area
- Creek Channel
- Stream
- 50' Front Setback
20' Side Setback
- 100 Year Floodplain
- Parking Lot
- Building

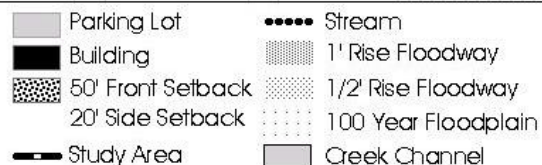
Industrial Planned Unit Development (PUD)

- ◆ 14.0 Acres of Developable Land
- ◆ No Development in Floodplain



INDUSTRIAL
PLANNED UNIT DEVELOPMENT (PUD)

Lincoln Alternative Floodplain
OCTOBER 18, 2002



Industrial Development Costs

Floodplain Management Alternative	Developable Land (ac)	Percent Difference
1-ft Rise Floodway	38.1	Base
½-ft Rise Floodway	17.9	+4%
No Net Rise/Compensatory Storage	25.5	+10%
PUD	14.0	+3%

Conclusions

- ◆ In general, development costs rise with more restrictive floodplain management regulations
- ◆ However, more restrictive floodplain management alternatives will provide a proactive verses reactive approach to future flooding:
 - ◆ Maintains channel storage that will mitigate future flood damage
 - ◆ Provides appropriate set-back distance to avoid expensive retrofit projects
 - ◆ Improves water quality and preserves the environment
 - ◆ Improves the quality of life by incorporating recreational amenities within green-space
 - ◆ Increases property values

Questions and Answers